



OUWENS CASSERLY
REAL ESTATE



LED Lighting Case Study – Commercial Office Space

Ouwens Casserly, Collinswood South Australia 5081

15th October 2015





Commercial Office - LED Lighting Conversion



Opportunity:

Ouwens Casserly Collinswood have been active consumers in the Green Energy market, since they installed a 3kW Solar System on their office in 2010. As a company they are always looking at ways to reduce overall operating costs, and one area that was targeted for improvement, was lighting. With the existing, ageing installation continually driving up maintenance costs, due to the halogen and fluorescent light fittings constantly requiring re-lamping, a decision was made to explore an LED lighting conversion, engaging Southern LED Solutions to support the review and changeover. The first step was to assess the current lighting set-up and outline the advantages of making the switch, including financial gain, before a final decision was made. The path forward regarding conversion, would see a pilot carried out in selected office areas to review the results, before carrying out a complete LED changeover.

Southern LED Solutions Role:

The first step was an on-site assessment of the existing lighting installation to determine the following factors:

- Types of current office lighting (eg; halogen, fluorescent), wattage of existing fittings and colour temperatures.
- Total number of light fittings per type.
- Days per week lights operated and running hours per day, including electricity \$ rate (power bill provided by Ouwens Casserly).

The next step was to review all the data gathered, consolidate findings, and present a proposal for Ouwens Casserly to consider, regarding an LED lighting conversion of their Collinswood office. The proposal outlined the following elements:

- An in-depth understanding of the current lighting installation.
- A proposed LED lighting solution (best-fit) which minimised changeover costs, and maximised savings (cost & environmental) whilst maintaining aesthetics.
- A clear overview of the estimated savings, both cost and environmental (CO₂ reduction), broken down in to individual lighting types for full transparency.
- The estimated maintenance savings to be achieved by switching to LED lighting, due to the far superior lifespan.
- The estimated return on investment (ROI), which was 1.61 years in this scenario, plus estimated savings post ROI period.

Success:

After reviewing the overall operating costs (power bills from the same quarter for 2014 & 2015), and comparing the numbers, it was confirmed that Ouwens Casserly Collinswood had reduced their overall quarterly power consumption by **1,275kWh**, and running cost by a huge **35%**. At this rate, the annual savings will exceed the original estimations, which will be a huge advantage for Ouwens Casserly moving forward, and reduce their ROI.



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The LED Changeover Detail:

Below is the detail of the lighting changeover, showing the type and quantity of fittings converted to LED.

12 x 50W Halogen
Downlights



12 x 13W LED
Downlights

74 x 36W
Fluorescent Tubes
(37 Fittings)



30 x 25W LED
Shoplights

Client Testimonial – Greg Blight:

"We are extremely happy with the new LED lights installed throughout our office, and would definitely recommend the services of Southern LED Solutions to anyone looking to convert to LED lighting."

Contact

For any questions or queries regarding this case study please don't hesitate to contact:

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“We look forward to partnering with you for all your LED lighting needs”

